045.0	0005	0012.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,075,600 / 1,075,600
					USE VALUE:	1,075,600 / 1,075,600
					ASSESSED:	1,075,600 / 1,075,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
19		MEDFORD ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	GINIVISIAN GEORGE P/JANET L
Owner 2:	TRS/LEMAC TRUST
Owner 3:	
Street 1:	55 BOW STREET
Street 2:	
Twn/City:	LEXINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02420 Type:

PREVIOUS OWNER

Owner 1:	GINIVISIAN GEORGE P/JANET L -
Owner 2:	-
Street 1:	42 SUMMIT STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 6,020 Sq. Ft. of land mainly classified as Three Fam. with a Multi-Garden Building built about 1910, having primarily Vinyl Exterior and 4350 Square Feet, with 3 Units, 3 Baths, 0 3/4 Bath, 3 HalfBaths, 15 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
105	6020.000	608,600	10,500	456,500	1,075,600
Total Card	0.138	608,600	10,500	456,500	1,075,600
Total Parcel	0.138	608,600	10,500	456,500	1,075,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 247.26 | /Parcel: 247.2

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 31986
GIS Ref
GIS Ref
Insp Date 12/04/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 045.0-0005-0012.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	105	FV	608,700	10500	6,020.	456,500	1,075,700	1,075,700	Year End Roll	12/18/2019
2019	105	FV	466,500	10500	6,020.	485,000	962,000	962,000	Year End Roll	1/3/2019
2018	105	FV	466,500	10500	6,020.	353,800	830,800	830,800	Year End Roll	12/20/2017
2017	105	FV	438,000	10500	6,020.	308,100	756,600	756,600	Year End Roll	1/3/2017
2016	105	FV	438,000	10500	6,020.	262,500	711,000	711,000	Year End	1/4/2016
2015	105	FV	391,200	10500	6,020.	256,800	658,500	658,500	Year End Roll	12/11/2014
2014	105	FV	391,200	10500	6,020.	211,100	612,800	612,800	Year End Roll	12/16/2013
2013	105	FV	406,700	10500	6,020.	200,800	618,000	618,000		12/13/2012

!3842!

PRINT

Date	Time
12/10/20	18:59:04

LAST REV

Date	Time
05/14/19	14:53:16

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 3842

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GINIVISIAN GEOR	49078-458		3/6/2007	Family	1	No	No		
GINIVISIAN GEOR	40366-13		8/7/2003	Family	1	No	No		
HESSION JOHN	25723-498		10/10/1995		266,250	No	No		Y

USER DEFINED

Prior Id # 1:	31986
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
12/4/2018	MEAS&NOTICE	HS	Hanne S
5/4/2009	Measured	189	PATRIOT
11/9/2000	Hearing Chag		
5/4/2000	Missed Appt.	276	PATRIOT
3/7/2000	Measured	263	PATRIOT
4/1/1990		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
105	Three Fam.		6020		Sq. Ft.	Site		0	80.	0.95	1			Med. Tr	-5					456,454						456,500	

Total AC/HA: 0.13820 | Total SF/SM: 6020 | Parcel LUC: 105 | Three Fam. | Prime NB Desc: ARLINGTON | Total: 456,454 | Spl Credit | Total: 456,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	3 - 3 Story		
(Liv) Units:	3	Total:	3
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	4 - Flat		
Roof Cover:	4 - Tar & Gravel		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1910	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	3		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	3	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	3	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	3	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	0.89137930
Const Adj.:	0.97010303
Adj $ / SQ:	147.004
Other Features:	185500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	882068
Depreciation:	273441
Depreciated Total:	608627

COMMENTS

RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units: 3

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals | RMs: 15 | BRs: 6 | Baths: 3 | HB 3

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
3	5	2	
Totals			
3	15	6	

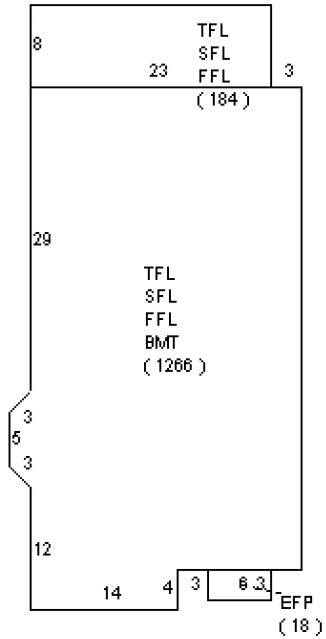
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ: | AvRate: | Ind.Val

Juris. Factor:		Before Depr:	147.00
Special Features:	0	Val/Su Net:	108.02
Final Total:	608600	Val/Su SzAd	139.91

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,450	147.000	213,156
SFL	Second Floor	1,450	147.000	213,156
TFL	Third Floor	1,450	147.000	213,156
BMT	Basement	1,266	44.100	55,832
EFP	Enclos Porch	18	70.430	1,268

Net Sketched Area: 5,634 | Total: 696,568

Size Ad 4350 | Gross Are 5634 | FinArea 4350

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make: | Model: | Serial #: | Year: | Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 045.0-0005-0012.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	1000	A	AV	1915	17.50	T	40	105			10,500			10,500

More: N | Total Yard Items: 10,500 | Total Special Featues: | Total: 10,500